



**Kingfisher Way, Saughall Massie, Merseyside CH49 4PS**  
**£1,000 PCM**

3 Bedroom 2 Reception 1 Bathroom D

\*\*\* Available Mid July 2024 - Stunning Three Bedroom House - Not To Be Missed! \*\*\*

Hewitt Adams is delighted to offer TO LET this stunning Three Bedroom Semi-Detached House on Kingfisher Way, Saughall Massie.

The property is in excellent condition inside and out, and upstairs has been freshly decorated, and also benefits from new carpets.

In brief the property consists of: Entrance Hallway, Lounge, Dining Room, Kitchen, rear Porch, three Bedrooms and a Bathroom. Externally there is a Driveway, Garage and rear Garden.

Unfurnished, Available Mid July, Small Pets Considered

**Entrance**

uPVC door to the Hallway.

**Hallway**

Radiator, laminate flooring, staircase to the first floor accommodation.

**Lounge**

13'07x12'06 (4.14mx3.81m)

Window to the front elevation, radiator, laminate flooring, storage cupboard, open to the Dining Room.

**Dining Room**

10'05x7'09 (3.18mx2.36m)

Window to the rear elevation, radiator, laminate flooring.

**Kitchen**

11'0x7'05 (3.35mx2.26m)

Wall and base units with worktops, inset sink and drainer with mixer tap, gas hob, electric oven, extractor fan, tiled splash back to the walls, window to the side elevation and a door to the rear Porch. There is space for a free standing washing machine.

**Rear Porch**

uPVC door to the side elevation, windows to the rear and side elevation, power socket and space for a free standing fridge.

**Landing**

Window to the side elevation.

**Bedroom 1**

12'10x9'02 (3.91mx2.79m)

Window to the front elevation, radiator, fitted wardrobes.

**Bedroom 2**

9'03x9'02 (2.82mx2.79m)

Window to the rear elevation, radiator.

**Bedroom 3**

9'04x6'02 (max) (2.84mx1.88m (max))

Window to the front elevation, radiator, boiler cupboard.

**Bathroom**

Panel bath with glass shower screen, electric shower, WC, wash basin with mixer tap, radiator, window to the rear elevation.

**Externally - Front Elevation**

Driveway for three Cars, gated access to the rear.

**Externally - Rear Elevation**

Mainly laid to lawn, fenced boundaries, planted borders.

